

Sixth Cycle Housing Element Update

City Council Study Session
November 16, 2020



BACKGROUND

Housing Element

- Regulated by Government Code Section 66583
- Department of Housing and Community Development (HCD) responsible for tracking and determining compliance with State Housing Law
- October 8, 2019 - HCD certified the City's 2013-2021 (Cycle 5) Housing Element Update
- April 15, 2021 - 2021-2029 (Cycle 6) Housing Element Update must be adopted by the City



BACKGROUND

Regional Housing Needs Allocation (RHNA)

- Established by HCD and SANDAG
- November 1, 2019 – HCD approved SANDAG’s RHNA methodology for 6th Cycle
- July 10, 2020 – Final 6th Cycle RHNA approved by SANDAG

	Very Low/ Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	838	308	408	1,554



BACKGROUND

Progress to Date

- September 18, 2019 – City Council approved contract with Kimley-Horn & Associates Inc.
- November 18, 2019 – Kick-off Presentation at City Hall
- December 11, 2019 – City Council & Planning Commission Study Session
- February 10, 2020 – Public Workshop
- June 2020 – Submitted to HCD for 60-day review
- August 27, 2020 – City received comment letter from HCD



ANALYSIS

Response to HCD Comments

- Sites Analysis
- Affirmatively Further Fair Housing
- Constraints
- Public Participation



ANALYSIS

Sites Analysis

- Housing Element must include sites analysis to determine realistic capacity based on Government Code Section 65583.2 and HCD Technical Assistance Guide
- Updated Program 1A of Section 1, Section 12 of Appendix B, and Appendix C to reflect increase:
 - Realistic site capacity
 - Inclusion of Armstrong parcels
 - Accessory Dwelling Unit (ADU) production
- City's progress in meeting RHNA obligation
 - New Table 2-3 on Page 1-13 of Section 1



ANALYSIS

	Very Low/ Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	838	308	408	1,554
Units Entitled or Under Construction during the Projection Period	44	42	256	342
SITE CAPACITY ANALYSIS				
Moderate Income - Mixed Use Areas	--	274	--	274
Existing Residentially Zoned Properties (including 15 existing R-30 Sites)	1,635	244	429	2,308
Projected ADU Construction	200	240	360	800
TOTAL CAPACITY	1,835	758	789	3,382
Total Capacity (Buffer) Over RHNA by Category	1,041	492	637	2,170



ANALYSIS

Sites Analysis - No Net Loss

- Pursuant to Government Code Section 65863 the City is required to track development and approved projects by income level.
- City must make findings each time a project is approved with either fewer units or a different income category than shown in Housing Element.
- If no longer enough sites, City is required to identify and, if necessary, rezone additional site(s) within 180 days to ensure “no net loss.”
- Housing Element Program 1E ensures that adequate sites remain available throughout the planning period.
- Any sites required to be rezoned must satisfy the adequate site requirements and be consistent with affirmatively further fair housing.



ANALYSIS

Sites Analysis - No Net Loss Example

Housing Element Site A: 100 Low-Income units

Proposed Project on HE Site A: 20 Low-Income units & 80 Above Moderate-Income units

RHNA Reduction (RHNA – Proposed Units):

Very-Low/Low Income $838 - 20 = 818$ units

Above Moderate Income $408 - 80 = 328$ units

Site Capacity Reduction (HE Site Capacity – Proposed Units):

100 Low-income units – 20 Proposed Low-income units = 80 units

Total Capacity over RHNA (Buffer) Reduction (Buffer – Site Capacity Reduction):

Very-Low/Low Income $1,041 - 80 = \mathbf{961}$ units



ANALYSIS

Affirmatively Further Fair Housing

- AFFH comprehensive analysis completed in Section 6.4 of Appendix B pursuant to Government Code Section 65583(c)(10)
- Incorporates FY 2020-2025 San Diego Regional Analysis of Impediments (AI) to Fair Housing Choice (adopted June 2020)
 - Identifies impediments to equal housing access and solutions to mitigate
- Additional analysis includes:
 - Access to opportunity (based on maps developed by the Tax Credit Allocation Commission)
 - Discrimination in housing
 - Potential for displacement
 - Segregation and concentration
 - Location of existing and proposed affordable units as it relates to race and ethnicity



ANALYSIS

Affirmatively Further Fair Housing

- Updated Programs in Section 1 of the Housing Element
- New Section 1.3.4 summarizes all programs and activities that take meaningful action as identified in Government Code Section 8899.50 to address:
 - Discrimination
 - Segregation
 - Access to opportunity
 - Fostering compliance with civil rights
 - Fair housing law



ANALYSIS

Constraints

- Identifies Proposition A as a constraint to adopting a housing element and any required upzonings due to housing element or 'no net loss'
- Program 3C modified to reflect:
 - City's current litigation against HCD
 - Attempts to create more affordable housing
 - Working with the community to identify sites that might be upzoned to R-30 if required after Housing Element adoption



ANALYSIS

Public Participation

- November 2019 & February 2020 - Public Workshops
- December 2019 - City Council & Planning Commission Study Session
- May 2020 - Affordable and Fair Housing Questionnaire
- Additional Housing Questionnaire to go out in November (English and Spanish)
- Continued outreach to all socioeconomic segments of the community
- Continued public comment through process



ANALYSIS

Public Comments and Questions

- Site Capacity
- Community Outreach and Education
- Racial Equity
- Objective Design Standards
- Environmental Analysis and Traffic Studies
- ADU Production
- No Net Loss Provisions



ANALYSIS

Next Steps

- Amend proposed Draft Housing Element as directed by City Council
- Resubmit to HCD by December 4, 2020 for 60-day review
- Planning Commission and City Council review February/March 2021



STAFF RECOMMENDATION

Discuss Sixth Cycle Housing Element Update 2021-2029 findings, response to comments and provide direction to staff, as necessary.

